SAYS NO VACANCIES DOWN TOWN MAY

Charles F. Noyes Predicts All Suitable Space in Lower City Will Be Tenanted.

ACTIVITY DUE IN SECTION

Biggest Buying Movement Will Take Place in District, Says Broker.

lower New York on May 1," declared Charles F. Noyes, "there will not be any vacant space. Important financial tenants, importing houses, marine and fire insurance firms, banking interests, lawyers, coffee merchants, toacco dealers and others will be compelled to hang their hats on strange hooks in strange neighborhoods. A buy-hig movement of great magnitude by these interests, due to the stampede, is certain to take place when they realize that the only way desirable premises in the lower section of the city can be in the lower section of the city can be had is by purchase, because suitable accommodations for rental will not be available, as they simply will not exist."

Various movements of this character have absorbed much property in the Broadway district near Canal street, in the old dry goods district west of Broadway, along Front and Water streets south of Beekman street, on Burling Slip, on Maiden lane, in the Old Slip and Front street section, in the financial district street section, in the financial dis-Front street section, in the financial dis-irict, and now Mr. Noyes says definitely that action is due along Broad street. The coming active section, in his opinion will be south of Wall street, west of Broadway and in the immediate neigh-borhood of the Custom House.

Buying Forces Removals.

"May first," says Mr. Noyes, "will record three facts affecting lower New York city real estate. There will be practically no vacant space available for rental purposes. Many firms will be compelled to move to inferior locations. The biggest buying movement of down-

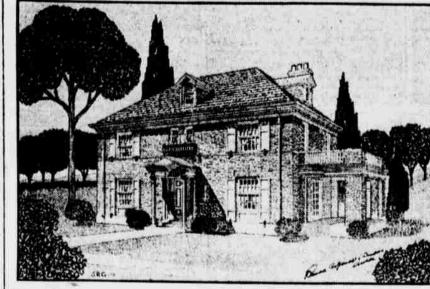
irposes downtown, will be but a drop but pourposes downtown, will be but a drop in the bucket and so quickly absorbed hat we will not realize that it has come back on the market. Among the 4.000 tenants handled by our office in our agency department about 83 per cent of the leases expire on May 1. Usually these tenants are willing to negotiate renowal of leases only in March or April. To-day hundreds of inquiries are complete to us for more space with requests for renewals.

cannot be promptly filled, and while this wholesome influence exerted by the war, end of our business is not the profitable end, yet we are devoting 90 per cent, of our efforts during these strenuous suburban home designing. In ante-belium days the development of architectus, whether large or small, and we are doing our best to relieve conditions and proper expression of line and mass were satisfactorily class. ing our best to relieve conditions and isfactorily place all applicants for

Stability of Values.

With certain notable exceptions I have always considered that there were classes of New York real estate fored for purchase. One class I have lifty of value. This is real estate lying that section of the city south of City Hall and south of Canal street, which is

HOUSES PLANNED FOR KEW GARDENS MARK NEW PHASE IN SUBURBAN DEVELOPMENT







Reflect Interest Shown by Architects In Building of the Mod-Priced erate Home

Not so long ago as one could wish the American in moderately good circumstances went about his home buying in much the same manner that he bought his shirts, socks or cravats. From a none too lengthy or variegated list of samples he selected, or thought he selected, a boiler plate structure already sawed out for him somewhere in the suburbs by a The biggest buying movement of downiown property for occupancy witnessed
during my twenty years of experience
will be in full swing.

"Desirable space, whether for offices,
stores or buildings, is difficult to get,
while ordinarily at this season of the
ear it is plentiful. Demands for adear it is plentiful.

distinguished by present tenants are great and no curtailment of space occupied is noticed. There is very little desirable space offered for rental and there is positively no relief in sight.

'The space given back by the Government, or space used for semi-Federal customers have awakened to the fact in the space of that a home deliberately acquired is as much a reflection of its owner's individu-ality as his conversation or personal

effect is worked out the ensemble is spoiled by some dominating idea cen-tinued to the point of monotony. But much can be expected from the

1919 WILL BE BIG

YEAR FOR REALTY

Confidence in Market Shown

ings granted in twenty-nine days

Brooklyn was 355, a very substantial increase over the sixty-eight of the same period in 191s. The number of permits for alterations increased from \$245,571

in the early days of 1918 to \$421,099 for the first month of 1919.

The Borough of Queens also shows a

the top is built more on the cottage type, and also has an ample perch. It con-tains six large rooms and two baths. It s built compactly, but its broad stairways and its ample living and dining from give an ample impression of big-ness that is seldom found in a house of its size. Between the living room and the kitchen is a rear hall equipped with a coat closet. On the second floor there are three good sized bedrooms and two baths. From its exterior it would be difficult to distinguish this dwelling from an eight room house.

The picture at the upper right hand

The picture at the upper right hand side shows an eight room, brick house of English design, also of the cottage type. The French windows in the dining room open out on the high, arched porch. From the right side of the big entrance hall the stairs rise to the second floor, where are to be found three bedrooms and two baths. On the third floor there are three large rooms and a bath. One of the third floor rooms is designed for ready conversion into a billiard room.

The nine room dwelling illustrated in the lower picture is also of English the toward and the process of the process of the conversion. The price of brick delivered at the job and put into the wall with the necessary cement, mortan and labor included, at about \$13.

the lower picture is also of English design, but has a stucco exterior. It is an L shaped structure, with the entrance set in an angle formed by the intersection of two walls. A picturesquic touch is added by a wall sundial over the entrance and the wide terrace in any quantities there appears a sumply in the New York market. antry, for it has front of the house. This particular is the place in the real estate dwelling is designed for a high location in the seld, and a park view. All the principal must be seld, frooms face south and east. The big enamelied or vening face south and east. The big interpretation of the composite an open fireplace, has where food may three exposures and is situated to the finished product.

Manufacturers Cautious.

BRICKMAKERS ARE **RESUMING WORK**

Move Cautiously in Face of High Prices and Shortage of Coal.

AMPLE SUPPLY IN CITY

Local Market Has Enough on Hand to Meet Present Requirements.

The brick industry, which entered the "land of Nod" when restrictions were put upon the use of coal, is struggling into wakefulness. Yards which had

Into wakefulness. Yards which had brick in kilns ready to burn are slowly resuming operations, but costs of production and the condition of the market are not very stimulating.

Normally there are burned in the Hudson River Valley for the New York market about 1,400,000,000 common brick per season. It takes one pound of coal to burn one pound of Portland coment, one ton of coal to burn from 3,000 to 4,000 common brick and one

Field No Longer
Left to Man With
Saw and Hammer---Public Is
More Discriminating
additional bathrooms and a big linen closet. The third floor contains two generous bedrooms and a bath.
The house illustrated in the oval at the top is built more on the cottage type, and also has an ample torch. It conton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, and one ton of coal to burn 1,000 face brick, but of the war situation there was no coal delivered to the brick yards of the Hudson Valley for nearly twelve months, or until November last. The output during the season was turned out through the use of brick was turned out through the use of brick was turned out through the use of brick was, but brick as a building material holds a position of importance ranking with steel, cement and leating plants show a slight break, but not so with brick. The cost of production has not declined. Especially is this true of the price of coal, an element which enters very largely into the price of brick.

Raritan Brick Scarce.

Raritan Brick Scarce.

It is pointed out by Larremore V. V. Sweezy, chairman of the builetin com-nittee of the Brooklyn Chapter of the American Institute of Architects, that no Raritan brick has come to the New York market in eighteen months, except a few face brick which have been brought in on trucks. The transportation situ-ation is responsible for this. The barge owner is not seeking cargoes of brick because of the amount of time required in loading. Time and labor are held to be worth twice as much as in the pre-war days. The use of trucks has been resorted to in the transportation of

erations of laying the wall were com-

a supply in the New York market ample to meet present requirements. The price is well sustained, due to the fact that brick concerns cannot afford to lower it

Government Experts Hold Kitchen Conferences.

Besides having the vote in many of

Besides naving the vote if thany of the States women are now to be con-sulted in the planning and building of homes, according to the announced policy of the United States Housing Corporation. In the centres of industry, where the Government is interested in assuring good conditions, the value of advice and suggestions from housewives

Plan Apartments for Maximum of Comfort in Minimum Space

OWNESS AND MANGES. **Internal Association Service Will.** **OWNESS AND MANGES. **Internal Association of This Control Association of This Co The Borough of Queens also shows a great increase in the number of permits for new buildings. For twenty-nine days in 1918 the number was 71, with a total of \$221,125, while during the corresponding period of this year the number was 125, with a total of \$455,370. There was also an increase of 100 per cent, in the total cost of alterations for which permits were issued. The Borough of Richmond records

ANOTHER FLAT FOR 'MILLIONAIRES' ROW